

SEND TAX NOTICE TO:

(Name) Janet Pate
191 School Road
 (Address) Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-15 Rev. 8/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Wayne Horton, a married man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Janet C. Pate and Charles E. Pate
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL 1: Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 15 East; thence run North along West line of said 1/4-1/4 for 204.55 feet to the point of beginning; thence continue last described course for 735.41 feet to the Southerly right of way of Shelby County Highway #46; thence 101 degrees 54 minutes 06 seconds right run Southeasterly along said right of way for 710.91 feet; thence 76 degrees 16 minutes 16 seconds right run 503.73 feet; thence 84 degrees 59 minutes 27 seconds right run West 716.79 feet to the point of beginning. LESS AND EXCEPT a 40-foot easement for egress and ingress, the East line of said easement being also the East line of the above described property. Situated in Shelby County, Alabama. According to survey of Thomas E. Simmons, RLS #12945, dated March 20, 1991.

\$14,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

1. Deed Tax	1.00
2.	
3.	2.50
4.	3.00
5.	
6.	1.00
Total	7.50

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee; and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of April, 19 91.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Fred Wayne Horton
 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D., 19 91

Charles M. Jankovitz

BOOK 340 PAGE 44